

## **Redford**

Redford is generally bounded by the Southfield city limits to the north, Fenkell to the south, Lahser to the east, and the Redford Township city limits to the west. The area primarily contains single-family and recreational uses, including two major golf courses. The Rouge River winds north to south.

The Redford area is relatively stable. The area boasts a home ownership rate of nearly sixty percent. Over fifty-five percent of the housing values are between \$70,000 and \$200,000. According to the 2000 Census, the area has a large percentage of high school graduates. The area's youth population has grown nearly ten percent. Almost a third of the households earn more than \$50,000 per year.

### **□ Neighborhoods and Housing**

**Issue:** Redford's housing is generally in good to excellent condition. The southern tip of Redford, south of Puritan has experienced some disinvestment.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Use code enforcement as a tool to maintain the stability of the northern area.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Encourage rehabilitation and infill housing in the central area south of Puritan.

### **□ Retail and Local Services**

**Issue:** Redford has rather stable commercial thoroughfares along Grand River and Telegraph. Along Fenkell, auto repair shops and towing yards are interspersed with vacant commercial structures.

#### **GOAL 3: Increase the vitality of neighborhood commercial areas**

**Policy 3.1:** Develop neighborhood commercial nodes along Fenkell with a compatible mix of locally serving, small-scale businesses and medium density housing along the less viable sections

**GOAL 4: Develop a mixed-use activity node**

**Policy 4.1:** The Old Redford commercial district, at Grand River and McNichols, should be strengthened as a mixed-use pedestrian-oriented commercial area.

□ **Industrial Centers**

**Issue:** In the southwest corner, an industrial area abuts the Rouge River.

**GOAL 5: Reduce conflicts between industrial and natural areas**

**Policy 5.1:** Buffer the negative impacts of industrial land uses upon the Rouge River.

□ **Parks, Recreation and Open Space**

**Issue:** The Rouge River runs through the area. The area also includes one of the City's few public golf courses. Pedestrian access to these areas is limited.

**GOAL 6: Increase access to open space and recreational areas**

**Policy 6.1:** Develop greenways connecting to and through Rouge Park.

## 2000 Census - Demographic Profile

Neighborhood **Redford**

## Total Population

**22,999**

1990 Population

23,443

1990 to 2000 Change

-444

Percent Change

-1.89%

## Race

White Only

5,837

25.38%

Black or African American  
Only

16,138

70.17%

American Indian and Alaska  
Native Only

44

0.19%

Asian Only

260

1.13%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

70

0.30%

Two or More Races

650

2.83%

## Hispanic Origin

Hispanic Origin (Any Race)

281

1.22%

1990 Hispanic Origin

345

1990 to 2000 Change

-64

Percent Change

-18.55%

## Gender

Male

10,974

47.72%

Female

12,025

52.28%

## Educational Attainment

Population 25 or older

14,344

62.37%

HS Graduate or Higher

11,105

77.42%

Assoc. Degree or Higher

2,971

20.71%

## Age

Youth Population  
(Under 18 Years Old)

6,549

28.48%

1990 Youth Population

6,043

1990 to 2000 Change

506

Percent Change

8.37%

0 to 4 Years Old

1,875

8.15%

5 to 10 Years Old

2,404

10.45%

11 to 13 Years Old

1,167

5.07%

14 to 17 Years Old

1,103

4.80%

18 to 24 Years Old

2,106

9.16%

25 to 44 Years Old

7,736

33.64%

45 to 64 Years Old

4,571

19.87%

65 Years Old and Older

2,037

8.86%

## Households

Households

9,081

Average Household Size

2.49

Population in Group Quarters

426

1.85%

Population in Households

22,573

Family Households

5,453

60.05%

Married Couple Family

2,819

51.70%

Female Householder Family

2,105

38.60%

One Person Households

3,066

33.76%

## Housing Units

Housing Units

9,802

1990 Housing Units

10,014

1990 to 2000 Change

-212

Percent Change

-2.12%

Vacant Housing Units

675

6.89%

Occupied Housing Units

9,127

93.11%

Owner Occupied

5,230

57.30%

Renter Occupied

3,897

42.70%

## Housing Value

Owner Occupied Units

4,908

Less Than \$15,000

131

2.67%

\$15,000 to \$29,999

210

4.28%

\$30,000 to \$49,999

542

11.04%

\$50,000 to \$69,999

1,239

25.24%

\$70,000 to \$99,999

1,856

37.82%

\$100,000 to \$199,999

874

17.81%

\$200,000 or More

56

1.14%

## Household Income

Less Than \$10,000

1,399

15.41%

\$10,000 to \$14,999

611

6.73%

\$15,000 to \$24,999

1,366

15.04%

\$25,000 to \$34,999

1,097

12.08%

\$35,000 to \$49,999

1,615

17.78%

\$50,000 to \$74,999

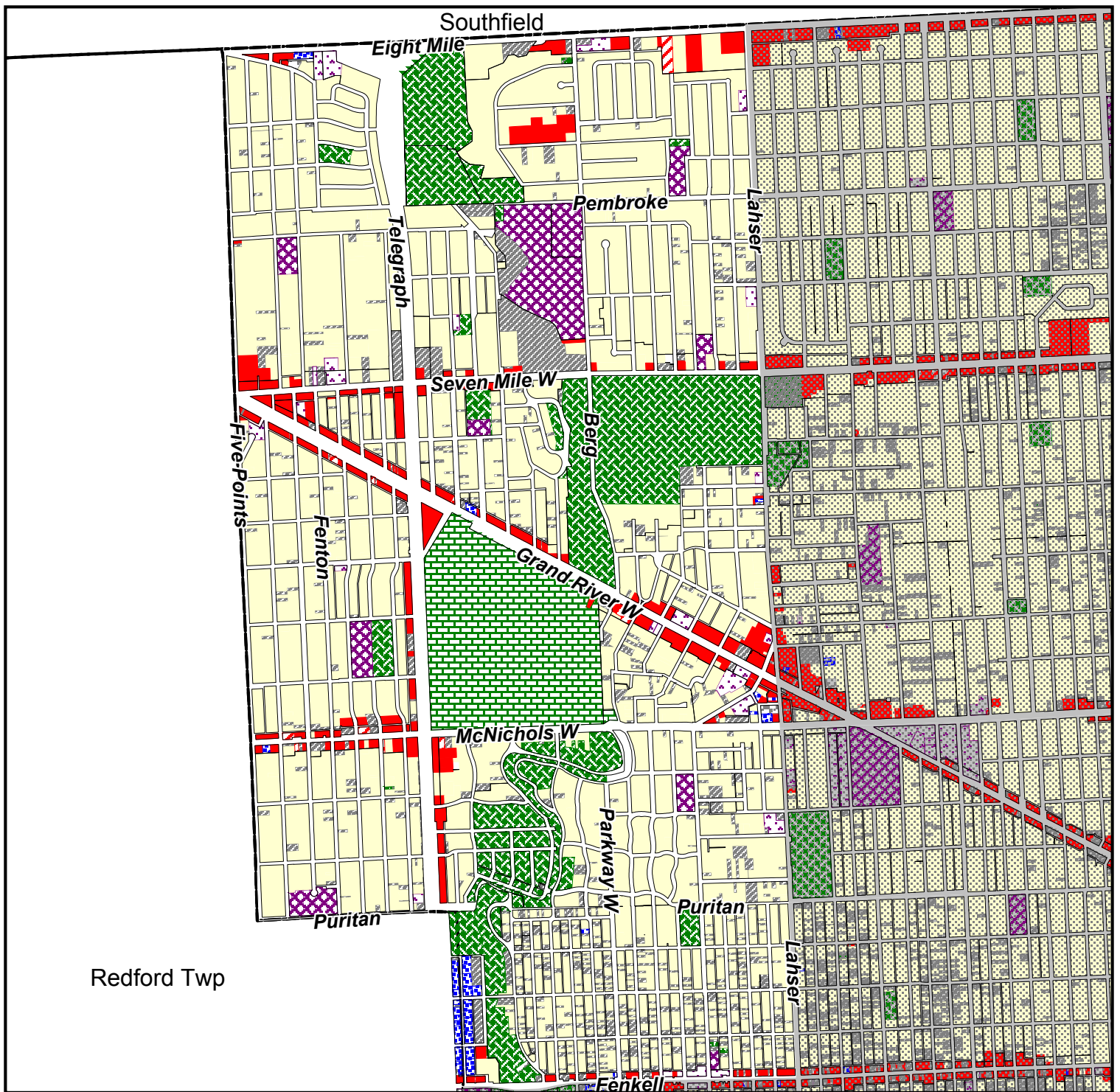
1,634

17.99%

\$75,000 or More

1,359

14.97%



Redford Twp

Map 8-3A

City of Detroit  
Master Plan of  
Policies

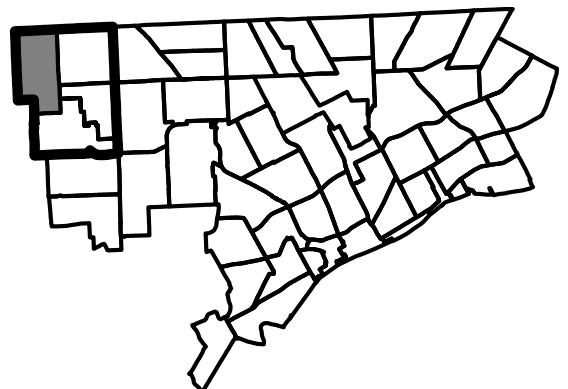
## Neighborhood Cluster 8 Redford

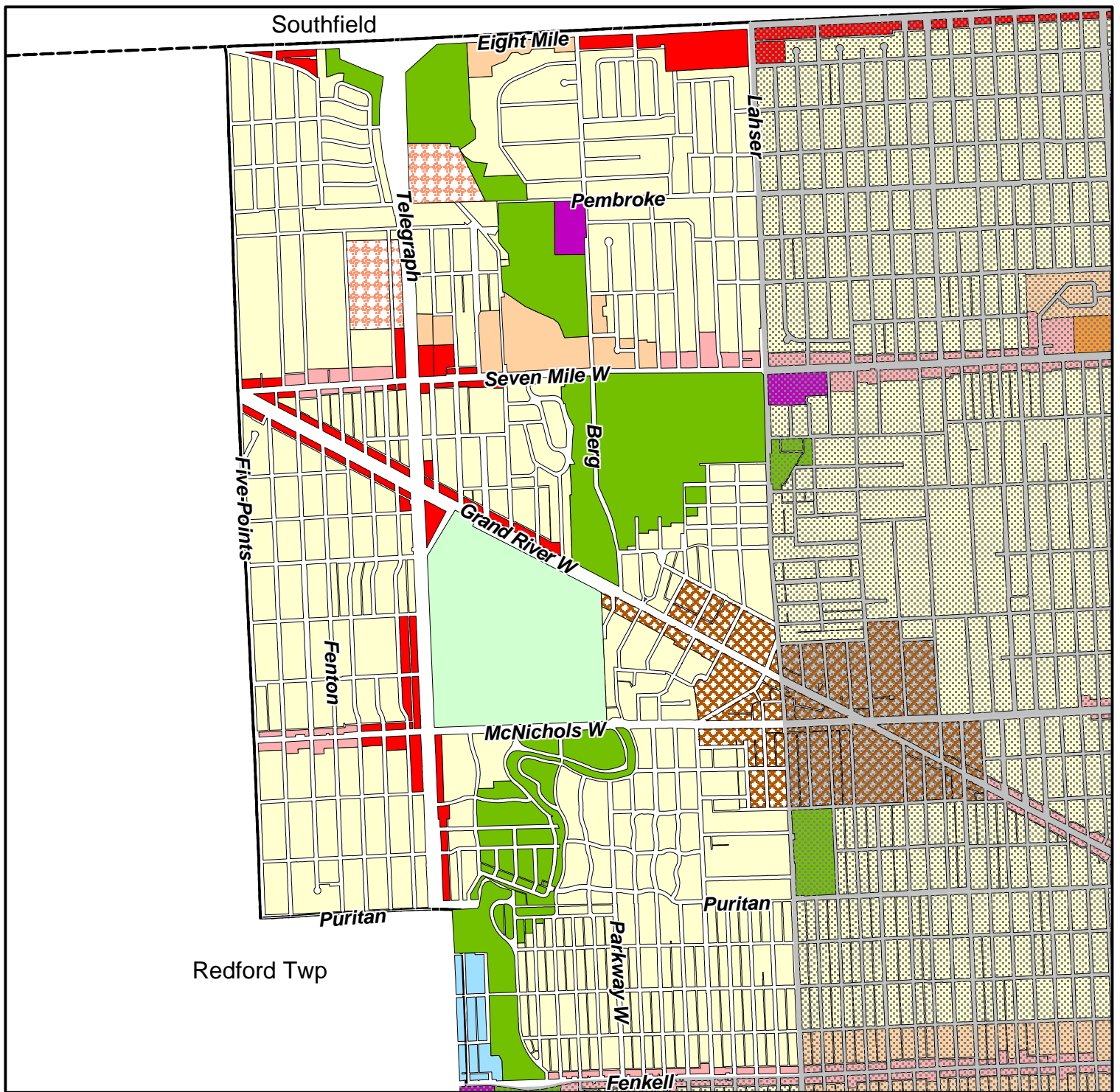


### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 8-3B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 8 Redford



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

